

HUNTERS POINT SHIPYARD REDEVELOPMENT PLAN

JULY 14, 1997



SAN FRANCISCO REDEVELOPMENT AGENCY

REDEVELOPMENT PLAN
for the
HUNTERS POINT SHIPYARD PROJECT AREA

HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT

REDEVELOPMENT PLAN

C O N T E N T S

I.	DESCRIPTION OF PROJECT	
	A. Project Boundaries	1
	Boundary Map	following 4
	B. Citizens Advisory Committee Guidelines	5
	C. Existing Conditions	6
	D. Summary of Proposed Actions	6
II.	PROJECT PLAN	
	A. Objectives	8
	B. Land Use Plan	9
	Map 1: Land Use Plan	following 11
	C. Standards for Development	11
	D. Retention-Rehabilitation	11
	Map 2: Existing Buildings	following 12
	E. Density Bonus	12
	F. Streets Plan	12
	Map 3: Streets Plan	following 12
III.	PROJECT PROPOSALS	
	A. Rehabilitation and New Development	13
	B. Owner and Tenant Preference	13
	C. Acquisition of Real Property	13
	D. Acquisition of Personal Property	14
	E. Property Management	14
	F. Payment of Taxes	14
	G. Relocation	15
	H. Demolition and Clearance	15
	I. Public Improvements and Public Facilities	15
	J. Preparation of Building Sites	15
	K. Disposition of Real Property	16
	L. Disposition and Development Documents	16
	M. Disposition of Personal Property	16
	N. Replacement Housing	17
	O. Redeveloper's Obligations	17
IV.	METHODS FOR PROJECT FINANCING	
	A. General	18
	B. Tax Allocation	19
V.	ACTIONS BY THE CITY	20
VI.	PRODEDURE FOR AMENDMENT	20
VII.	PROCEDURE FOR MINOR VARIANCE	20
VIII.	DURATION OF PLAN	20
IX.	ENFORCEMENT OF PLAN	21
X.	SEVERABILITY	21

Hunters Point Shipyard Redevelopment Project

REDEVELOPMENT PLAN

The Redevelopment Plan (the "Plan") for the Hunters Point Shipyard Redevelopment Project (the "Project") consists of the following text and maps. The maps are: Boundary Map (page 1); Map 1 Land Use Plan; Map 2 Existing Buildings; and, Map 3. Street Plan.

The Plan was prepared in accordance with the California Community Redevelopment Law and pursuant to Chapter 4.5 therein, which governs the redevelopment of closed military bases. During the preparation of this Plan, the Redevelopment Agency of the City and County of San Francisco (the "Agency") consulted with the Mayor's Hunters Point Shipyard Citizens Advisory Committee, the City Planning Commission, and with other departments and offices of the City and County of San Francisco (the "City"). The Plan will conform to the General Plan of the City insofar as said General Plan applies to the Project. Any development within the jurisdiction of the Bay Conservation and Development Commission shall conform to the San Francisco Bay Plan.

I. DESCRIPTION OF PROJECT

A. Project Boundaries

The boundaries of the Project Area, indicated on the Boundary Map on the next page, are described as follows:

The area consists of real property within the City and County of San Francisco, State of California, more particularly described as follows:

P A R C E L O N E

Beginning at the point of intersection of the southeasterly line of Fitch Street and the northeasterly line of Palou Avenue as said streets are shown upon the "Map of the property of the South San Francisco Homestead and Railroad Association", filed April 15, 1867, in Book 2, "A" and "B" of Maps, Page 39, in the County Recorder's Office of the City and County of San Francisco, said point having California Coordinate values: N.452,070.23 E.1,457,299.61 (Zone III); and running thence from said Point of Beginning easterly, northerly and westerly along the following series of courses and distances:

- | | | |
|-----|---------------|--|
| # 1 | S.66°24'34"E. | 774.37 feet; |
| # 2 | S.74°08'24"E. | 68.77 feet; |
| # 3 | N.25°47'36"E. | 177.17 feet; |
| # 4 | N.65°00'41"W. | 377.67 feet; |
| # 5 | N.51°35'29"W. | 202.50 feet; |
| # 6 | N.65°31'39"W. | 227.49 feet; |
| # 7 | N.67°43'50"W. | 60.90 feet; |
| # 8 | N.69°21'07"W. | 156.62 feet; |
| # 9 | N.74°41'13"W. | 78.46 feet; |
| #10 | N.79°19'57"W. | 383.85 feet to the above referenced
northeasterly line of Palou Avenue; thence along
said northeasterly line |
| #11 | N.53°17'47"W. | 25.88 feet to the southeasterly line of
Griffith Street; thence along said southeasterly |

- line
- #12 N.36°42'13"E. 200.00 feet to the southwesterly line of Oakdale Avenue; thence along said southwesterly line
- #13 N.53°17'47"W. 32.00 feet to the centerline of Griffith Street; thence along said centerline
- #14 N.36°42'13"E. 600.00 feet to the centerline of McKinnon Avenue; thence along said centerline
- #15 S.53°17'47"E. 664.00 feet to the centerline of Fitch Street; thence along said centerline
- #16 N.36°42'13"E. 319.20 feet to the northeasterly line of LaSalle Avenue; thence along said northeasterly line
- #17 S.53°17'47"E. 632.06 feet to a point in the northwesterly line of Earl Street; thence southwesterly 69.24 feet along the arc of a curve to the right whose radial bearing is N.53°17'47"W. having a radius of 105.00 feet, through a central angle of 37°47'02"; thence southeasterly along the radial bearing produced
- #19 S.15°30'45"E. 50.00 feet to a point on a curve to the right having a radial bearing S.15°30'45"E. and having a radius of 20.00 feet, through a central angle of 48°28'07" and an arc distance of 16.92 feet, said point also being located on the centerline of Earl Street, thence along said centerline
- #20
- #21 S.36°42'13"W. 398.94 feet; thence southerly, easterly and northerly the following series of courses and distances:
- #22 N.64°12'01"W. 22.16 feet;
- #23 S.24°37'25"W. 158.00 feet;
- #24 S.64°12'01"E. 727.00 feet;
- #25 N.25°47'59"E. 174.85 feet;
- #26 N.36°42'13"E. 890.12 feet;
- #27 N.53°17'47"W. 48.00 feet;
- #28 N.36°42'13"E. 206.90 feet to the southwesterly line of Innes Avenue, thence along said southwesterly line
- #29 N.53°17'47"W. 640.93 feet to the centerline of Earl Street; thence along said centerline
- #30 N.36°42'13"E. 40.00 feet to the centerline of Innes Avenue; thence along said centerline
- #31 S.53°17'47"E. 32.00 feet to the southeasterly line of Earl Street; thence along said southeasterly line
- #32 N.36°42'13"E. 3,151.02 feet to the 1948 Bulkhead Line as shown on the map entitled "Real Estate Summary Map Navfac Drwg No. 1045757" on file at the Department of the Navy, WestDiv, San Bruno, California; thence southeasterly along said 1948 Bulkhead Line
- #33 S.35°56'38"E. 2,553.02 feet; thence leaving said Bulkhead line
- #34 S.30°50'40"W. 50.69 feet to the most northerly point on the parcel of land described in the deed recorded in Volume 3677, Official Records of the City and County of San Francisco, at Page 349, thence southwesterly and southeasterly around said parcel of land
- #35 S.36°42'09"W. 1,179.13 feet;
- #36 S.53°17'47"E. 1,826.56 feet to the aforementioned 1948

	Bulkhead Line; thence southwesterly along said 1948 Bulkhead Line
#37 S.12°07'46"W.	6,384.03 feet to a point on the County line dividing the County of San Mateo and the County of San Francisco; thence northwesterly along said County line
#38 N.88°54'38"W.	127.35 feet to the northeasterly line of Bancroft Avenue extended; thence along said northeasterly line extended
#39 N.53°17'47"W.	7,483.89 feet to the southeasterly line of Fitch Street; thence along said southeasterly line
#40 N.36°42'13"E,	2,800.00 feet to the Point of Beginning of this description.

Containing 893.3 acres of land more or less.

P A R C E L T W O

(The original 48-acre more or less shipyard
in the northeast corner of the Naval Base)

Beginning at a point on the northeasterly line of Evans Avenue extended, distant thereon 450 feet southeasterly from the southeasterly line of Boalt Street extended, as said streets are shown on the "map of the property of the South San Francisco Homestead and Railroad Association", filed April 15, 1867, in Book 2, "A" and "B" of maps, page 39, in the County Recorder's Office of the City and County of San Francisco; and running thence northeasterly on a line drawn parallel with said southeasterly line of Boalt Street

#35 N.36°42'09"E.	1,179.13 feet to a point on a curve to the right with a radius of 1,800 feet, whose center is a point on the northeasterly line of Galvez Avenue, distant thereon 250 feet southeasterly from the southeasterly line of Alvord Street extended, and the radial bearing to said centerpoint being S.21°45'52"W"; thence southeasterly, southerly, and southwesterly along said curve to the right with a radius of 1,800 feet through a central angle of 86°48'43", a distance of 2,727.28 feet to a point on the northeasterly line of Evans Avenue extended, said point having a radial bearing S.71°25'25"E. to the centerpoint of said curve; thence northwesterly along said line of Evans Avenue and the extension thereof the following two courses:
#91	
#90 N.53°17'47"W.	348.11 feet;
#36 N.53 ° 17'47.W.	1,826.56 feet to the Point of Beginning

Containing 48.6 acres of land more or less.

P A R C E L T H R E E

(The strip of underwater land
lying between the Pierhead and Bulkhead lines)

Beginning at the point of intersection of the direct extension northeasterly of the southeasterly line of Earl Street as shown on the map referenced in Parcel

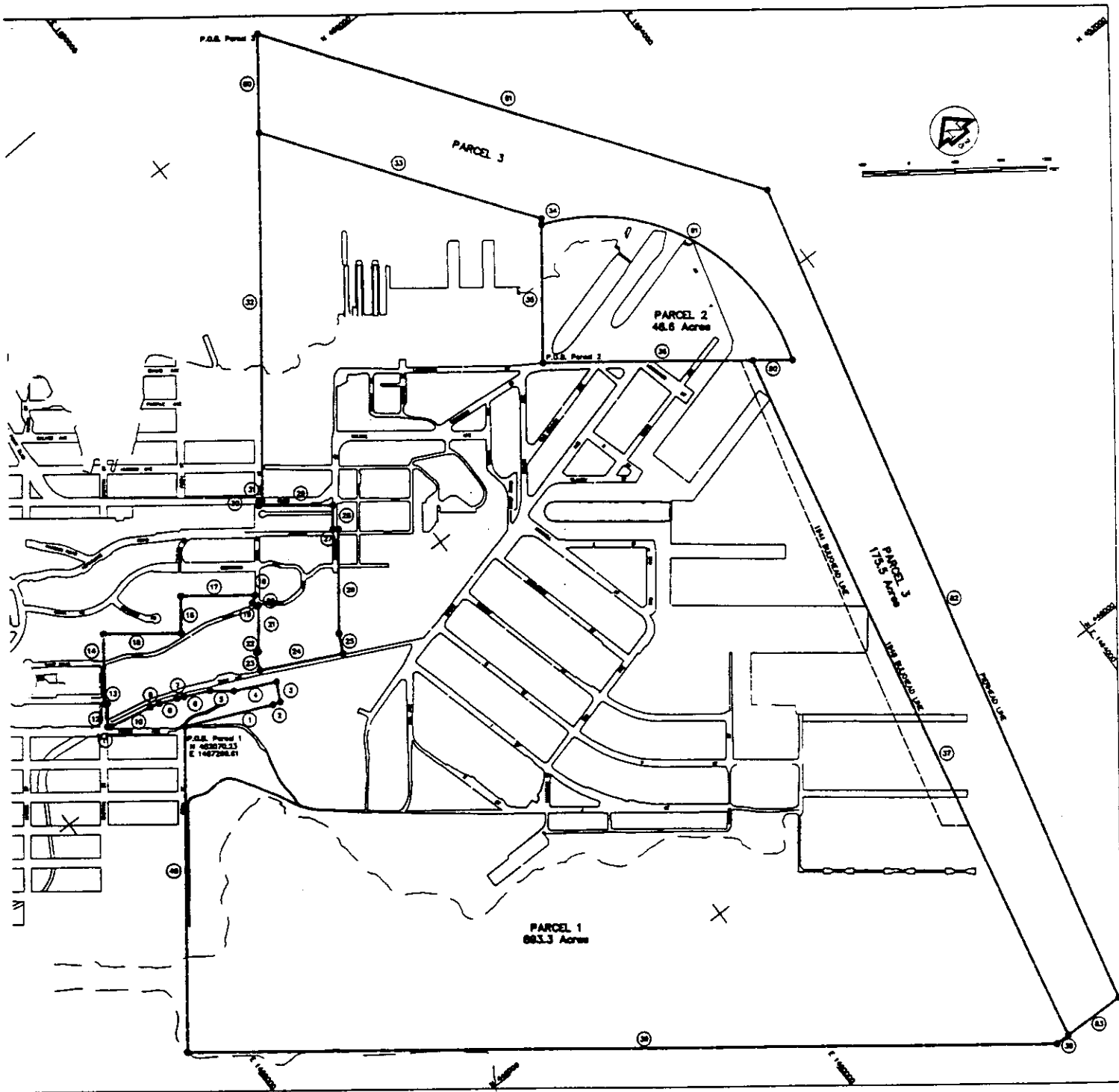
Two above, with the United States Pierhead Line as shown on the map entitled "Hunters Point Naval Shipyard, General Development Map. Key Map No. 1174922" on file at the Department of the Navy, Western Division, in San Bruno, California; thence southeasterly and southwesterly along said Pierhead Line the following courses and distances:

#81	S.35°56'38"E.	4,619.53 feet more or less;
#82	S.13°41'06"W.	7,542.33 feet more or less to the point of intersection with the line dividing the City and County of San Francisco and San Mateo County, thence northwesterly along said boundary line
#83	N.88°54'38"W.	543.06 feet more or less to the easterly line of Parcel One above described; thence northeasterly, easterly and northwesterly along the easterly and northeasterly lines of Parcels One and Two above described to the southeasterly line of Earl Street extended, thence northeasterly along the direct extension of the southeasterly line of Earl Street
#80	N.36°42'13"E.	838.14 feet more or less to the Point of Beginning.

Containing 175.5 acres of land more or less.

NOTES:

1. #'s indicate course numbers as referenced on the Hunters Point Shipyard Redevelopment Project Area Boundary Map.
2. Bearings shown above are referenced to the California Coordinate System Zone III.



PROJECT AREA
B O U N D A R Y M A P
HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT
SAN FRANCISCO REDEVELOPMENT AGENCY
March 1997

B. The Citizens Advisory Committee Planning Guidelines /

A Statement of General Principles

The planning process for the reuse of the Hunters Point Shipyard Project Area is complex, involving the Mayor's Hunters Point Shipyard Citizens Advisory Committee (the "CAC"), a host of citizen groups and government agencies. The planning process establishes the roles of these various entities, as well as the timeframe during which certain actions must occur. The process began in earnest in 1993 when the CAC convened to formulate goals and preferred uses for the Shipyard site. The CAC adopted a set of planning guidelines to frame their ideas for the development and reintegration of the Shipyard into the social, economic and physical fabric of Bayview Hunters Point and the City of San Francisco at an intensive conference and public workshop which they sponsored in February 1994. The CAC guidelines represent a strong group consensus and the Committee feels that they should set the tone for the renewal of the project area. These planning guidelines are outlined below:

1. Create Jobs for Economic Vitality

Encourage land uses that will foster employment, business and entrepreneurial opportunities, cultural and other public benefits for residents of San Francisco. South Bayshore residents and businesses should be given priority. Legislative and administrative regulation mandating preference to South Bayshore residents and businesses in the course of the environmental remediation, redevelopment and reuse of the property should be used to facilitate this objective. Existing training and educational programs shall be supported and new programs created as needed.

2. Support Existing Businesses and Artists' Community

New uses should be compatible with existing South Bayshore businesses, Shipyard businesses and artists, and other sectors of San Francisco's economy. Maintain the large community of artists and artisans on the Shipyard, providing for their need for flexible low-cost space, while accommodating the full diversity of arts and culture in the South Bayshore community. Expand the scope of activities to accommodate the full range of arts and culture.

3. Create Appropriate Mix of New Businesses

Encourage diversity with a mix of large, medium and small businesses to generate revenues for the City's general fund and stimulate the economy of the South Bayshore community. Diversify San Francisco's economic base by restoring its industrial sector with uses based on futuristic technologies tied to regional, national and international markets and economies. Target industries and businesses with a likelihood for long-term growth such as multimedia, biotech and video-film.

4. Balance Development and Environmental Conservation

Balance development with reclamation of the natural ecology of the southeast waterfront with targeted uses that are environmentally appropriate for the San Francisco Bay. Use the toxic cleanup process to develop training, employment and business opportunities consistent with Guideline #1.

5. Facilitate Appropriate Immediate Access

Incorporate an action program to enable immediate access to existing Shipyard facilities, giving preference to South Bayshore businesses and organizations. Transitional uses in the Shipyard should be consistent with, and not deter, long-term development of the Shipyard in accordance with these Master Plan Guidelines.

6. Integrate Land Uses

Integrate new uses at the Shipyard into current plans for the Bayview area. Plan for the integration of passive and active open space, affordable housing, transportation and traffic circulation, while minimizing land use conflicts between housing and industry.

7. Acknowledge History

Include uses that acknowledge the history of the original Native American inhabitants of the Hunters Point area and historic relationship of Bayview Hunters Point's African-American community to the Shipyard.

C. Existing Conditions

The Project Area is characterized by conditions of blight. Physical conditions include buildings in which it is unsafe or unhealthy for persons to live or work, and the existence of factors that prevent or substantially hinder the economically viable reuse of buildings and areas. Economic conditions include depreciated or stagnant property values, including properties containing hazardous wastes, and abnormally high business vacancies, abandoned buildings, and excessive vacant lots within an area formerly used as a military base.

D. Summary of Proposed Actions

The Agency in accordance with and pursuant to applicable Federal, State and local laws will remedy, or cause to be remedied, the conditions causing blight presently existing in the Project Area by some or all of the following measures:

1. Rehabilitation, alteration, modernization, general improvement or any combination thereof (hereinafter called "rehabilitation") of certain existing structures.
2. Acquisition of real property by purchase, gift, devise, exchange, condemnation, lease, or any other lawful means.
3. Relocation of certain commercial and industrial occupants presently located in structures which may be subject to acquisition or rehabilitation.
4. Demolition, removal, or clearance of certain existing buildings structures, and improvements.
5. Installation, construction, or reconstruction of streets, utilities, and other public improvements or facilities.
6. Disposition of all land acquired by the Agency for reuse in accordance with the Plan and such additional conditions as may be established by the Agency in any manner

authorized by law in order to carry out the purposes of redevelopment.

7. Formulation and administration of rules governing reasonable preference to owners or tenants of business, or other types of real property who are displaced from the Project to reenter the Project Area.

II. PROJECT PLAN

A. Objectives

The objectives of the actions proposed by the Plan are to:

1. Foster employment, business, and entrepreneurial opportunities in the rehabilitation, construction, operations, and maintenance of facilities in the Project Area.
2. Stimulate and attract private investments, thereby improving the City's economic health, tax base, and employment opportunities.
3. Provide for the development of economically vibrant and environmentally sound districts for mixed use; cultural, educational and arts activities; research, industrial and training activities; and hilltop housing.
4. Provide for the development of mixed-income housing:

With regard to this objective, the project-wide aggregate income-mix goal includes 15% of the housing for persons and families of low or moderate income.

The term "persons and families of low or moderate income" has the same meaning as defined in Section 50093 of the California Health and Safety Code.

5. Retain, improve, and re-use historic structures as part of a program to feature the history of people, buildings, and uses at the Shipyard.
6. Provide for infrastructure improvements, including: streets and transportation facilities; open space and recreation areas; and utilities for water, sewer, gas, and electricity.
7. Remove conditions of blight in the form of buildings, site improvements, and infrastructure systems which are substandard and serve as impediments to land development.
8. Encourage use of the most cost-effective, energy-efficient measures feasible.
9. Retain those existing viable industries and businesses currently located in the Project Area.

B. Land Use Plan

The Project Area shall be redeveloped in accordance with the text and maps of this Plan. The use of land and buildings shall be in accordance with this Plan and with the standards and guidelines which may be set from time to time and set forth by the Agency.

The maximum basic height of buildings shall range between 32 and 60 feet. Building types shall be those permitted by the San Francisco Building Code. The total number of buildings within the Project Area shall not exceed 500. The number of land parcels will determine the size of the buildings in the Project Area.

The specific use of the buildings will be controlled by the Land Use Plan and the Land Use Map.

If fully developed under this Plan, the residential areas will contain approximately 800 to 1,300 dwelling units. Public rights-of-way and land use boundaries shall be generally as indicated on Map 1, Land Use Plan, and are subject to adjustment by the Agency at the time of detailed engineering studies.

The location of planned land uses are identified on Map 1. The categories of land use include the following:

1. Industrial

Uses permitted shall be limited to light industrial development and may include the following and similar uses:

manufacturing, processing, fabricating, and assembly of:

- * medicinal and botanical products
- * biological products
- * food products
- * chemicals and allied products
- * primary and fabricated metal products
- * electrical/electronic equipment and parts

trucking and courier services
 wholesale sales
 equipment leasing
 airport-related ground transportation services
 auto-related services
 motion picture production
 printing and publishing
 warehousing and distribution
 artist and artisan studios

2. Research and Development

Uses permitted shall be limited to research and development firms and to light industrial development and may include the following and similar uses:

manufacturing, processing, fabricating, and assembly of:

- * surgical and medical appliances and supplies
- * ophthalmic goods
- * X-ray apparatus and tubes
- * diagnostic substances
- * electromedical equipment
- * precision instruments

data processing
 telecommunication services
 artist and artisan studios
 live/work spaces

3. Mixed Use

Uses permitted shall be limited to a mix of the following and similar uses:

- artist studios
- live/work spaces
- residential
- galleries
- recording studios
- research and development firms
- education and health services
- warehousing and distribution
- business and arts services
- real estate and insurance offices
- hotel and conference facilities
- local-serving retail sales

4. Cultural and Educational

Uses permitted shall be limited to the following cultural and educational, and similar uses:

- education and training facilities
- museums
- theaters
- specialty retail sales
- restaurants
- galleries
- conference facilities
- artist studios

5. Residential

Uses permitted shall be limited to the following:

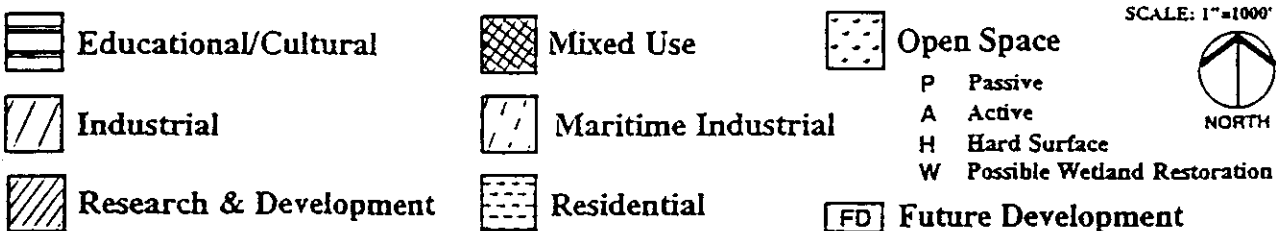
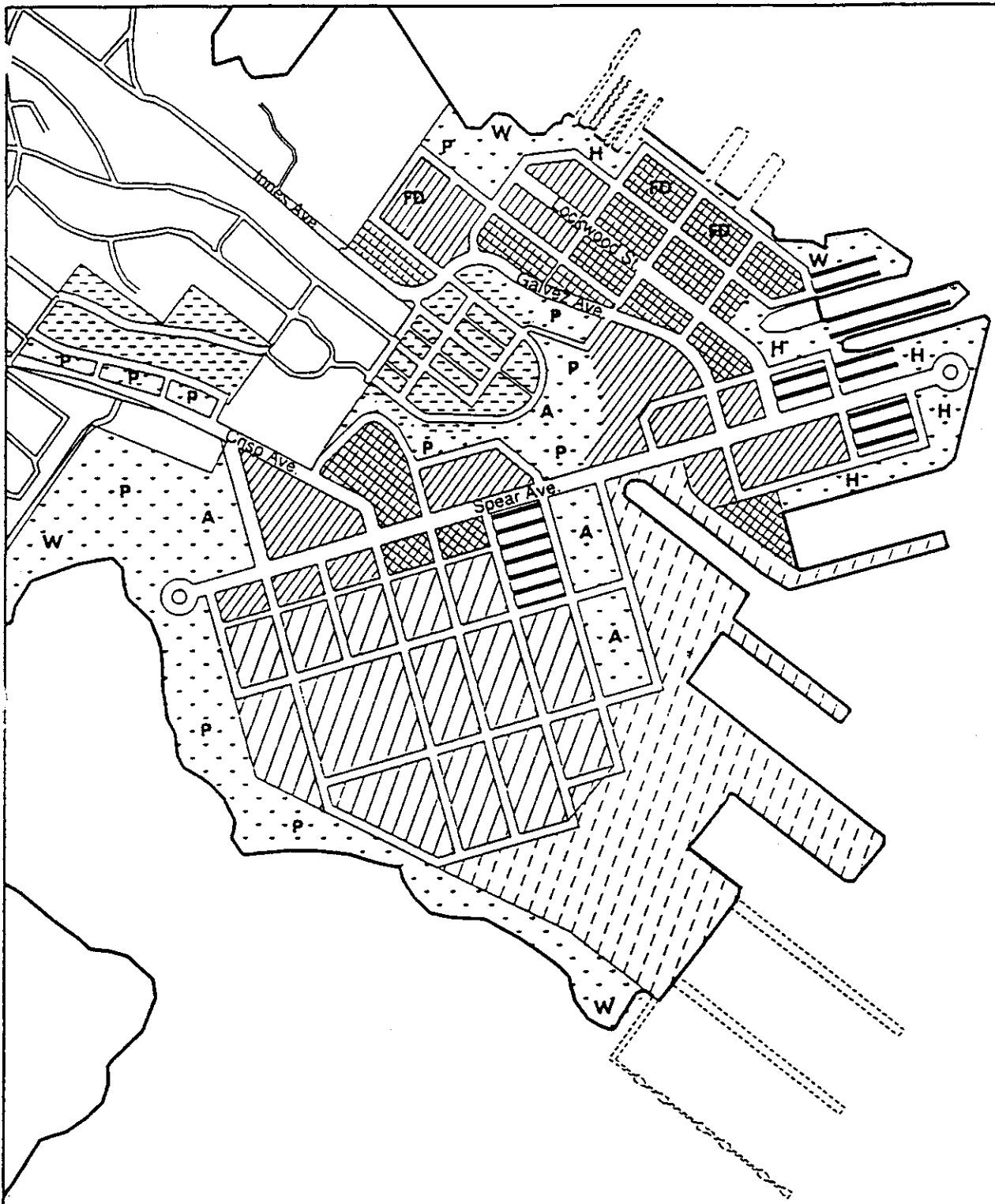
- mixed-income housing ranging from single-family to multi-family residential developments
- neighborhood commercial, to be concentrated at the street corners along Innes Avenue

6. Open Space

Uses permitted shall be limited to the following:

- active recreation
- passive recreation
- plazas and promenades
- wetlands restoration
- ancillary commercial uses

MAP 1: Land Use Plan



SCALE: 1"=1000'



HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT

January 7, 1997

E. Density Bonus

The Agency may grant, as a form of local public subsidy, residential density bonuses. These bonuses, if granted, shall insure that additional low or moderate income dwelling units will actually be produced within the Project Area. The Agency shall grant such bonuses only after a developer has demonstrated to the Agency's satisfaction that it has utilized its best effort to provide such low or moderate income dwelling units.

For the purpose of this paragraph, "density bonus" means an increase of up to 15 percent over the otherwise maximum allowable density provisions of this Plan. The Agency shall adopt rules governing procedures and conditions under which such bonuses will be administered. Other Agency implementing responsibilities, such as the review of architectural designs, shall not be affected by the granting of such bonuses.

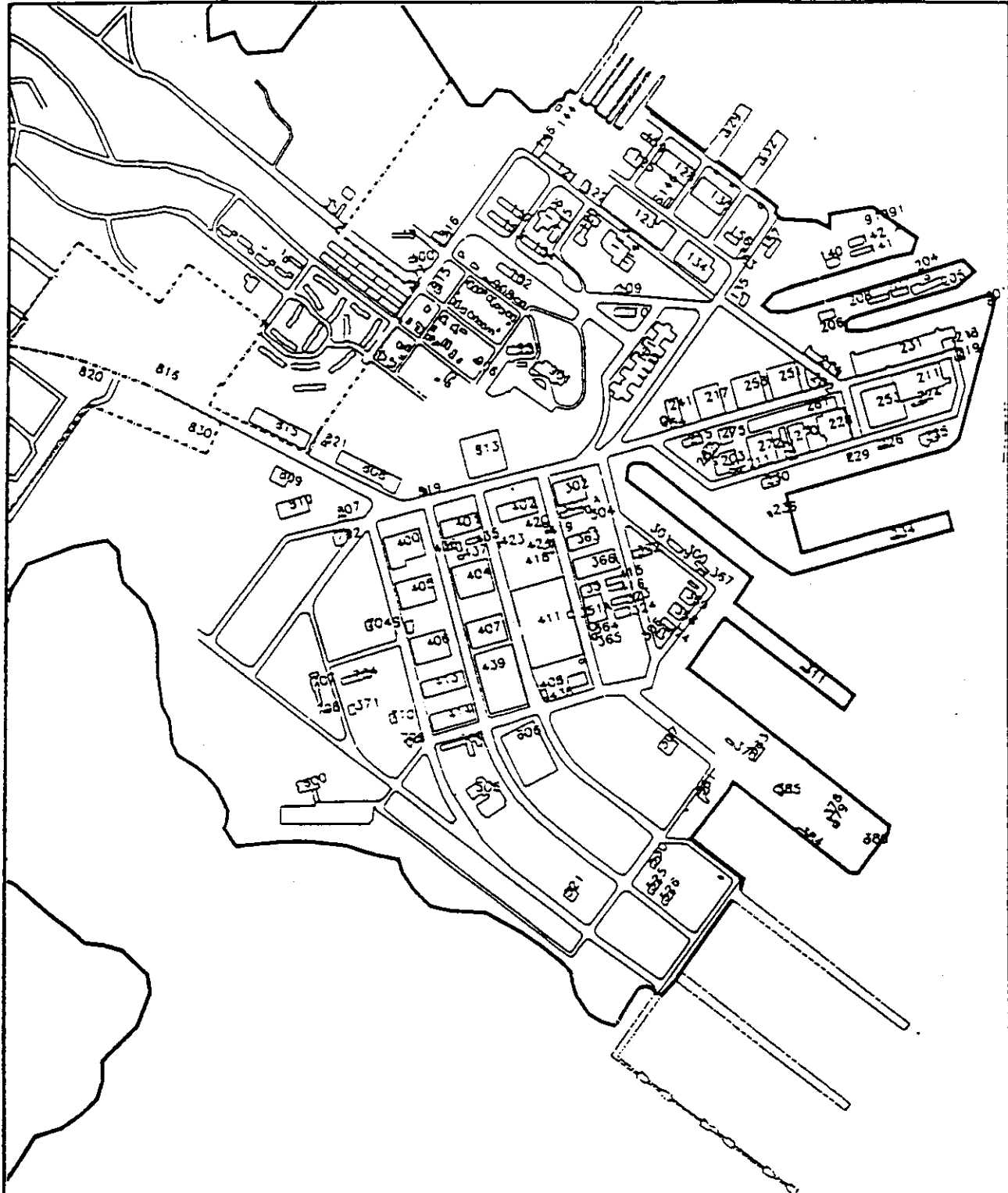
F. Streets Plan

The Streets Plan for the Hunters Point Shipyard Project Area is identified on Map 3. The categories of streets include the following:

1. Major Arterial Streets
2. Collector Streets
3. Local Streets
4. Transit Streets

The Project's street pattern contributes to the establishment of its fundamental land use patterns, and in doing so, becomes an integral element of the overall urban design for the Project. It is, however, recognized that there is a need for some degree of adaptability and flexibility in locating and configuring some of the Project's local streets and alleys at the time of actual physical development.

MAP 2: Existing Buildings

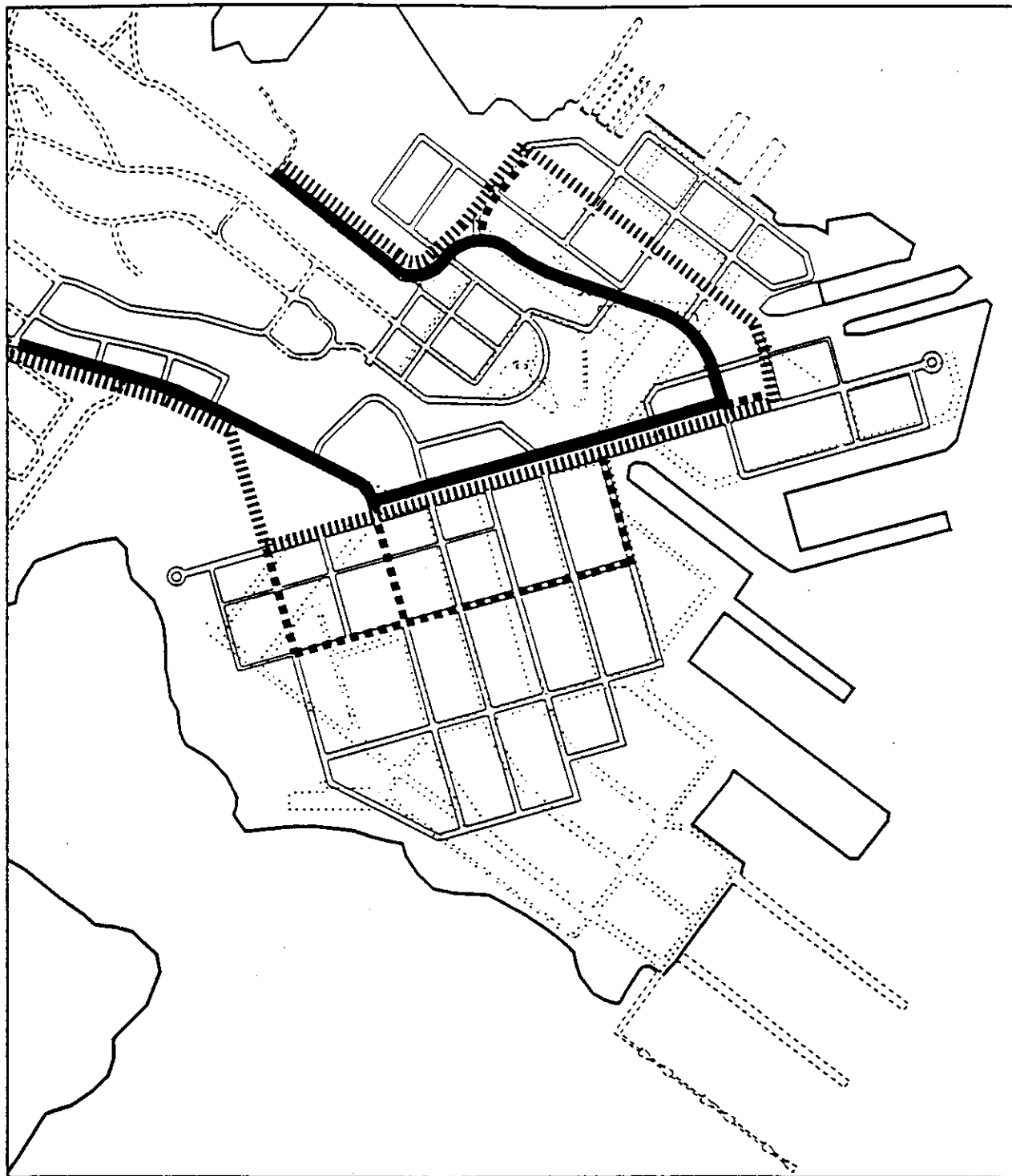


Building Numbers are
U.S. Navy Designations






SCALE: 1"=1000'



MAP 3: Street Plan



SCALE: 1"=1000'

-  Major Arterial
-  Collector
-  Local Streets/Alleys
-  Transit Streets
-  Existing Streets



HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT

January 7, 1997

III. PROJECT PROPOSALS

A. Rehabilitation and New Development

All new development and all rehabilitation of existing structures must conform to this Plan, and to all applicable Federal, State and local laws.

All permanent utilities shall be placed underground.

Permanent or temporary off-site signs, including but not limited to billboards, are prohibited within any Land Use or street area.

Plans for rehabilitation and new development shall be submitted to the Agency for architectural review and approval.

To the extent now or hereafter permitted by law, the Agency may pay for, develop, or construct any building, facility, element of infrastructure, structure or other improvement either within or outside the Project Area, for itself or for any public body or entity, provided that such building, facility, element of infrastructure, structure or other improvement would be of benefit to the Project Area.

B. Owner and Tenant Preference

Persons who are either owners or tenants of businesses, or other types of real property within the Project Area being displaced by rehabilitation, Agency property acquisition, or other Agency action occasioned by the implementation of this Plan shall be afforded certain preferences. The Agency shall extend preferences to such persons in order that they may re-enter the redeveloped Project Area. The Agency will administer such preferences through a Certificate of Preference Program. Participants in this program necessarily will be subject to and limited by the requirements of this Plan.

C. Acquisition of Real Property

Any real property located within the Project Area may be acquired by the Agency by purchase, gift, devise, exchange, condemnation, lease, or any other lawful method, including utilization of the power of eminent domain, if one or more of the following conditions are met:

1. The building is substandard to a degree requiring clearance as demonstrated by a structural inspection of the property.
2. The property must be acquired in order to eliminate an environmental deficiency, including but not limited to: incompatible land uses, small and irregular lot subdivision, or overcrowding of the land.
3. The property must be acquired in order to eliminate impediments to land development through assembly of land into parcels of reasonable size and shape, served by an improved street system and public utilities.
4. The building must be removed in order to effect a change in land use as provided in this Plan.
5. Without the consent of an owner, the Agency shall not acquire any real property on which an

existing building is to be continued on its present site and in its present form and use unless such building requires structural alteration, improvement, modernization or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use or it is necessary to impose upon such property any of the standards, restrictions and controls of the Plan and the owner fails or refuses to agree to participate in the Redevelopment Plan.

6. The Agency shall not acquire real property to be retained by an owner pursuant to an Owner Participation Agreement unless said owner fails to enter into or perform under that agreement.

7. The Property is offered to the Agency by the United States Navy or any other Federal Agency.

In order to eliminate the conditions requiring redevelopment and in order to execute the Plan, it is in the public interest and is necessary for the power of eminent domain to be employed by the Agency, to acquire real property in the Project Area which cannot be acquired by gift, devise, exchange, purchase or any other lawful method pursuant to the authorization of this Plan. The power of eminent domain shall be limited to a period not to exceed 12 years after adoption of this Plan.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than full fee title.

D. Acquisition of Personal Property

Where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means except eminent domain.

E. Property Management

During such time as any property in the Project Area is owned or leased by the Agency, such property shall be under the management and control of the Agency and may be leased or sub-leased.

F. Payment of Taxes

The Agency may in any year during which it owns property in this Redevelopment Project pay directly to the City or any district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon such property had it not been exempt, an amount of money in lieu of taxes.

A proportionate share of any amount of money paid by the Agency to the City shall be disbursed by the City to any school district with territory located within this redevelopment Project Area in the City. "Proportionate share," means the ratio of the school district tax rate, which is included in the total tax rate of the City to the total tax rate of the City.

The Agency may also pay to any taxing agency with territory located within a project area other than the community which has adopted the Project, any amount of money which in the Agency's determination is appropriate to alleviate any financial burden or detriment caused to any taxing agency by this Redevelopment Project.

G. Relocation

The Agency will provide relocation assistance and benefits in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and will meet applicable Federal, State, and local regulations. A review of the current Project Area indicates that there are no persons currently residing therein. Accordingly, relocation activities would relate solely to businesses. However, since the possibility of a residential tenancy may exist prior to Plan termination, provisions for benefits and assistance to residential tenants have been set forth within this Plan.

If residents are displaced during the duration of the Plan, it is the Agency's objective that all eligible Project Area residents be rehoused, with a minimum of hardship, in accommodations which are decent, safe, sanitary and suitable to their individual needs; be located in an area not less desirable than the Project Area in regard to public utilities and public and commercial facilities, with reasonable access to their places of employment; and be provided housing priced within their financial means. The Agency will also assist those business concerns which may be displaced as a result of Project activities.

The Agency shall make relocation payments to eligible families and individuals displaced by redevelopment for moving expenses, for rental assistance, or for downpayment assistance. Eligible business concerns displaced by redevelopment shall likewise receive compensation and reimbursement for business displacement, for moving expenses, for direct losses of certain personal property otherwise uncompensated, for expenses incurred in-lieu of moving and related expenses. Such relocation payments presently required, as well as those which may be required in the future, shall be made pursuant to federal rules and regulations, as they now exist or may hereafter be amended; and such payments shall be made only to the extent eligible for payment from funds made available for those specific purposes by the federal government or other sources.

The Agency is authorized to provide temporary relocation benefits for residents and businesses displaced by the acquisition of property by the Agency, or during the course of Agency assisted rehabilitation work pursuant to this Plan.

H. Demolition and Clearance

The Agency is authorized to demolish and clear buildings, structures, and other improvements from real property owned by the Agency in the Project Area as necessary to carry out the purposes of this Plan.

I. Public Improvements and Public Facilities

The Agency is authorized to install and construct or to cause to be installed and constructed the public improvements, public facilities, and public utilities, on any parcel within or outside the Project Area, appropriate or necessary to carry out the Plan. Such public improvements and public facilities may include, but are not limited to streets, curbs, gutters, sidewalks, pedestrian bridges, street lights, street trees, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, water distribution systems, small boat harbors, parks, playgrounds, police and fire stations, and libraries.

J. Preparation of Building Sites

The Agency is authorized to prepare or cause to be prepared as building sites any real property in the Project Area owned or leased by the Agency.

K. Disposition of Real Property

For the purpose of this Plan, the Agency is authorized to sell, lease, sub-lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest of real property.

Any real or personal property acquired by the Agency in the Project Area shall be sold or leased for development in accordance with the Plan and for consideration. However, the Agency may convey real property to the City or to any other public body with or without consideration.

Property containing buildings or structures rehabilitated by the Agency shall be offered for resale within one year after completion of rehabilitation or an annual report concerning such property shall be published by the Agency as required by law.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that development is carried out pursuant to this Plan.

All purchasers or lessees of property shall be obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

In the disposition of any property which would include the sale of liquor, the Agency shall, among other conditions, establish reasonable hours for such sales.

L. Disposition and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or otherwise conveyed by the Agency shall be made subject to the provisions of this Plan by lease, deed, contract, agreement, declaration of restrictions, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County of San Francisco.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants running with the land, rights of reverter, powers of termination, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All property in the Project Area sold, leased or conveyed by the Agency shall be made subject by appropriate documents to the restriction that there shall be no discrimination or segregation based upon race, color, religion, national origin, sexual orientation, gender, identity, marital or domestic partner, status, age, or disability or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area. In addition, such property shall be made subject to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Project Area shall contain such nondiscrimination and nonsegregation clauses assure required by law. All deeds, leases, or contracts for the sale, lease, sublease or other transfer of any property in the Project Area shall contain the nondiscrimination clauses prescribed by Section 33436 of the California Health and Safety Code.

M. Disposition of Personal Property

For the purposes of this Plan the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property that has been acquired by the Agency.

N. Replacement Housing

Whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low- and moderate-income housing market as part of this redevelopment project, the Agency shall, within four years of such destruction or removal, rehabilitate, develop or construct, or cause to be rehabilitated, developed or constructed, for rental or sale to persons and families of low or moderate income an equal number of replacement dwelling units at affordable rents within the project area or within the territorial jurisdiction of the Agency.

O. Redeveloper's Obligations

In order to provide adequate safeguards that the process of redevelopment will be carried out pursuant to the Plan, agreements for the disposition of land by the Agency shall include provisions recognizing and requiring that:

1. The purchase of land is for redevelopment and not for speculation and reserving to the Agency such powers and controls as may be necessary to prevent transfer, retention or use of the property for speculation purposes.
2. The land shall be built upon and/or improved in conformity with the development standards of the Plan and any applicable Agency regulations, the Design for Development, and the Declaration of Restrictions.
3. All developers and owner participants shall submit preliminary architectural plans, site and landscape plans and final plans including landscaping and sign plans, and specifications of the improvements proposed to be constructed on the land for architectural review and approval by the Agency in order to insure that development and construction will be carried out in a manner which will effectuate the purposes of the Plan. As a part of such plans and specifications, developers and, if required by the Agency, owner participants shall submit time schedules for the commencement and completion of such improvements. All such plans and schedules shall be submitted within the time specified in the respective agreements with such developers and owner participants.
4. By and for the contracting parties, their heirs, executors, administrators, and assigns, there shall be no discrimination against or segregation of any person or group of persons on account of race, color, religion, national origin, gender, sexual orientation, gender identity, marital or domestic partner status, age, disability, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises therein described, nor shall the contracting parties, or any person claiming under or through them establish or permit such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, subleases, or vendees in the premises described. All deeds, leases or contracts for the sale, lease, sublease, or other transfer of any land shall contain the nondiscrimination and non-segregation clauses specified in Section 33436 of the California Health and Safety Code.

IV. METHODS FOR PROJECT FINANCING

A. General

Upon adoption of this Plan by the Board of Supervisors, the Agency is authorized to finance this Project with assistance from the United States Government, including the Department of Housing and Urban Development (HUD), the Department of Defense (Office of Economic Adjustment) as well as from other federal programs, from the State of California, from the City, from Agency bonds, or from other available sources.

The Agency is hereby authorized to issue bonds, obtain advances, borrow funds and create indebtedness in carrying out the Plan. The principal and interest of such advances, funds, and indebtedness may be repaid from any funds which may appropriately be available to the Agency.

Any other loans, grants, or financial assistance from the United States, or any other public or private sources will also be utilized, if available.

B. Tax Allocation

Taxes, if any, levied upon the taxable property in the Project Area each year by or for the benefit of the State of California, the City, any district, or other public corporation, after the effective date of the ordinance approving this Plan, shall be divided as follows, in accordance with Section 33670 of the Health and Safety Code:

"(a) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the redevelopment project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory in a redevelopment project on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the county last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the project on said effective date); and

(b) That portion of the levied taxes each year in excess of that amount shall be allocated to and when collected shall be paid into a special fund of the redevelopment agency to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the redevelopment agency to finance or refinance, in whole or in part, the redevelopment project. Unless and until the total assessed valuation of the taxable property in a redevelopment project exceeds the total assessed value of the taxable property in that project as shown by the last equalized assessment roll referred to in paragraph (a) hereof, all of the taxes levied and collected upon the taxable property in the redevelopment project shall be paid to the respective taxing agencies. When the loans, advances, and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the redevelopment project shall be paid to the respective taxing agencies as taxes on all other property are paid."

Not less than 20 percent of all taxes which are allocated to the Agency pursuant to Health and Safety Code Section 33670 and Section IV. B. (b) of this Plan shall be used by the Agency for the purposes of

increasing, improving and preserving the community's supply of low- and moderate-income housing available at affordable housing cost, as defined by Section 50052.5 of the California Health and Safety Code, to persons and families of low or moderate income, as defined in Section 50093, to lower income households, as defined in Section 50079.5, and to very low income households, as defined in Section 50105.

In the proceedings for the advance of moneys, making loans or the incurring of any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance, in whole or in part, the Hunters Point Shipyard Redevelopment Project, the portion of taxes set forth in said Law and said Constitution (as the same may exist on the date of the making of said advances or loans or the incurring of indebtedness) as available to the Agency for such purposes may be irrevocably pledged for the payment of the principal of and interest on such loans, advances, or indebtedness.

It is anticipated that the amount of taxes to be produced by the method described in Subsections (a) and (b) above may be sufficient to support a bond(s) issue in the range of \$ 221 million. In addition, it may become necessary and appropriate to issue bonds to be partially repaid from taxes allocated pursuant to Subsections (a) and (b) above. Therefore, the amount of bonded indebtedness which can be outstanding at any one time from the issuance of bonds to be repaid in whole or in part from the allocation of taxes pursuant to Section 33670 of the California Health and Safety Code shall be limited to \$221 million. In order to adequately fund the repayment of such bonds (including principal, interest, and issuance cost), the number of dollars of taxes which may be divided and allocated to the Redevelopment Agency pursuant to Section 33670 of the California Health and Safety Code shall be limited to \$881 million.

No loans, advances, or indebtedness to finance the redevelopment project in whole or in part and to be repaid from the allocation of taxes pursuant to Section 33670 of the California Health and Safety Code shall be established or incurred by the Agency after July 14, 2017.

The Agency shall not pay indebtedness or receive property taxes pursuant to Section 33670 of the California Health and Safety Code after July 14, 2042.

Bond issues, the principal and interest of which the Agency proposes to pay with tax allocations under Health and Safety Code 33670, are subject to Board of Supervisors approvals, as are all bond issues of the Agency; where the Agency proposes to utilize tax allocations for other than repaying principal and interest on bond issues, the Agency shall prepare, for the approval of the Board of Supervisors, an annual Project work program, which program shall outline in detail the activities to be undertaken by the Agency, the loans and/or advances to be received and/or the indebtedness to be incurred.

V. ACTIONS BY THE CITY

The City, by the adoption of this Plan, agrees to aid and cooperate with the Agency in carrying out this Plan and shall take any further action necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the Project Area of conditions causing blight. Such actions shall include but not be limited to the following:

- A. Prior to termination of the Plan, revision of zoning within the Project Area to conform to the land uses and development authorized by this Plan.
- B. Institution and completion of proceedings necessary for changes and improvements in publicly-owned utilities within or affecting the Project Area.
- C. Performance of the above and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.
- D. Referral shall be made to the Agency prior to approval by the City of each building permit application in the Project Area. No building permit shall be issued unless it conforms to this Plan.
- E. The City is authorized, but not obligated to provide funds to ensure the completion of the Project as a whole in accordance with this Plan.
- F. The undertaking and completing of any other proceedings necessary to carry out the Project.

VI. PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in Section 33450-33458 of the California Health and Safety Code, or by any other procedure hereafter established by law.

VII. PROCEDURE FOR MINOR VARIANCE

The land use provisions within this Plan shall be applied by the Agency in order to achieve the purposes of the Redevelopment of this Project Area. In regard to minor variances from the land use provisions in this Plan, the Agency may, in its discretion, permit such minor variances where, owing to unusual and special conditions, enforcement would result in undue hardships, or would constitute an unreasonable limitation beyond the intent and purposes of these provisions, subject to the condition that the Agency shall find and determine that such modification results in substantial compliance with the intent of these land use provisions.

VIII. DURATION OF PLAN

This Plan shall be effective until July 15, 2027 except for the nondiscrimination and non segregation provisions which shall continue in perpetuity. Any declaration of restrictions formulated pursuant to this Plan may contain provisions for the extension of such Declaration of Restrictions for successive periods.

7. Maritime Industrial

Uses permitted shall be limited to maritime industrial development and may include the following and similar uses:

- shipping terminals and berths
- cargo warehouses
- equipment warehouses
- repair facilities
- drydocks
- ship repair
- berthing facilities
- workshop areas
- maritime training facilities

Notwithstanding the above listings, development may occur on the three blocks shown as Future Development Map 1 only after a finding is adopted by the Planning Commission and the Redevelopment Agency Commission that such development will not detract from the economic and physical viability of the Lockwood Landing sub-area.

C. Standards for Development

The Project Area shall be redeveloped in accordance with the text and maps of this Plan and with other standards and guidelines which are consistent with this Plan and which the Agency is hereby authorized to establish from time to time.

D. Retention-Rehabilitation

Existing buildings in the Project Area are identified by building number, on Map 2.

1. Historic buildings and facilities proposed for retention, rehabilitation and adaptive reuse include:

Buildings 140, 204, 205, 207, and 253; and

Dry Docks 2, 3, and 4 with associated wharves.

2. Other buildings in the Project Area which are proposed for retention/rehabilitation and long-term use, if financially feasible, include:

101
103
104
110
117
134
281
439
606
808
813

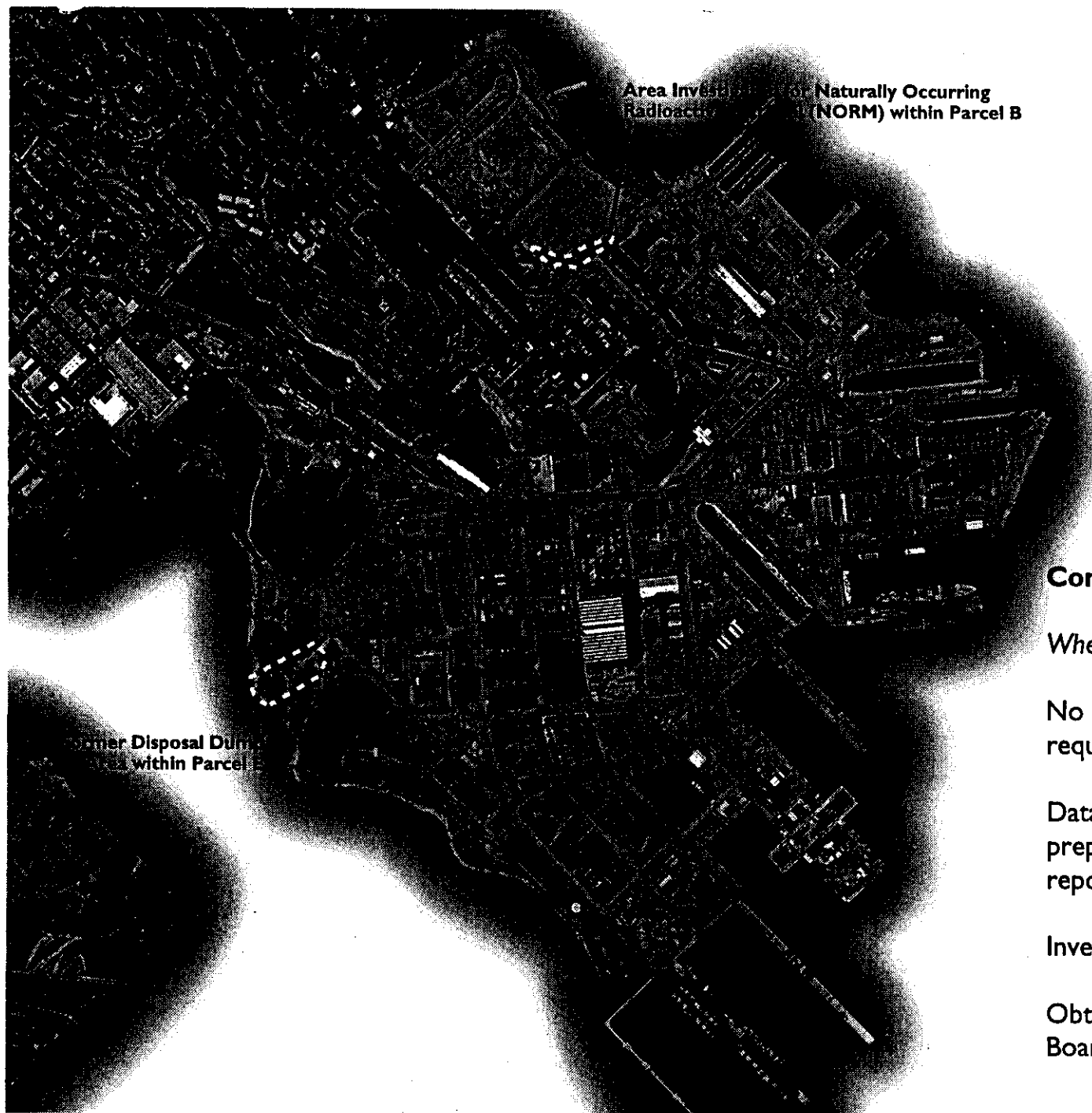
Buildings not listed above, will be further analyzed by the Agency to determine the potential for long-term retention.

IX. ENFORCEMENT OF PLAN

The provisions of the Plan and other documents formulated pursuant thereto may be enforced by the Agency in any manner authorized by law.

X. SEVERABILITY

If any provision, section, subsection, subdivision, sentence, clause or phrase of the Plan is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portion or portions of the Plan.



Area Investigated for Naturally Occurring
Radioactive Material (NORM) within Parcel B

Former Disposal Dump
Area within Parcel E

Conclusions

Where We Go From Here

No additional data collection
required

Data in reports will be used to
prepare a Remedial Investigation
report

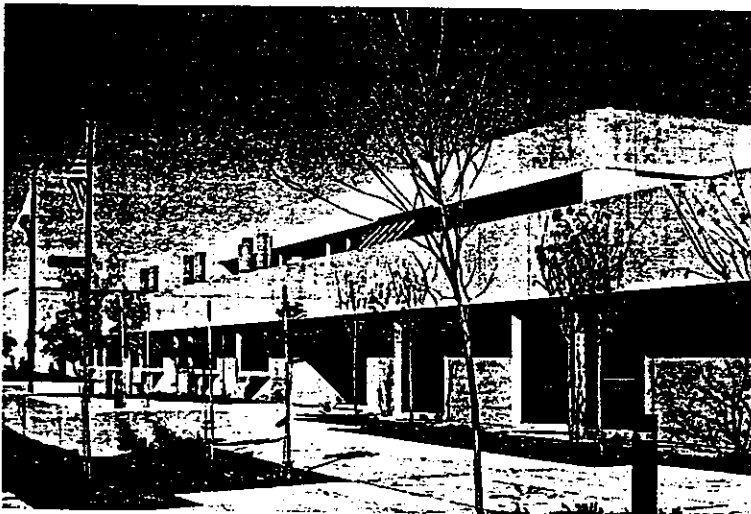
Investigate remedial options

Obtain Restoration Advisory
Board member input

Sewerage Facilities

The City and County of San Francisco is served by a combined sewer system, which means that stormwater is collected in the same sewer lines as domestic and industrial sewage. There are about 900 miles of sewer lines, including 245 miles built before 1892. Treatment is provided by three water pollution control plants; the first was completed in 1939 and the other two in 1951. From 1951 through 1982, these three plants provided primary treatment (basic settling of sewage solids) to all dry weather flow (39 billion gallons per year

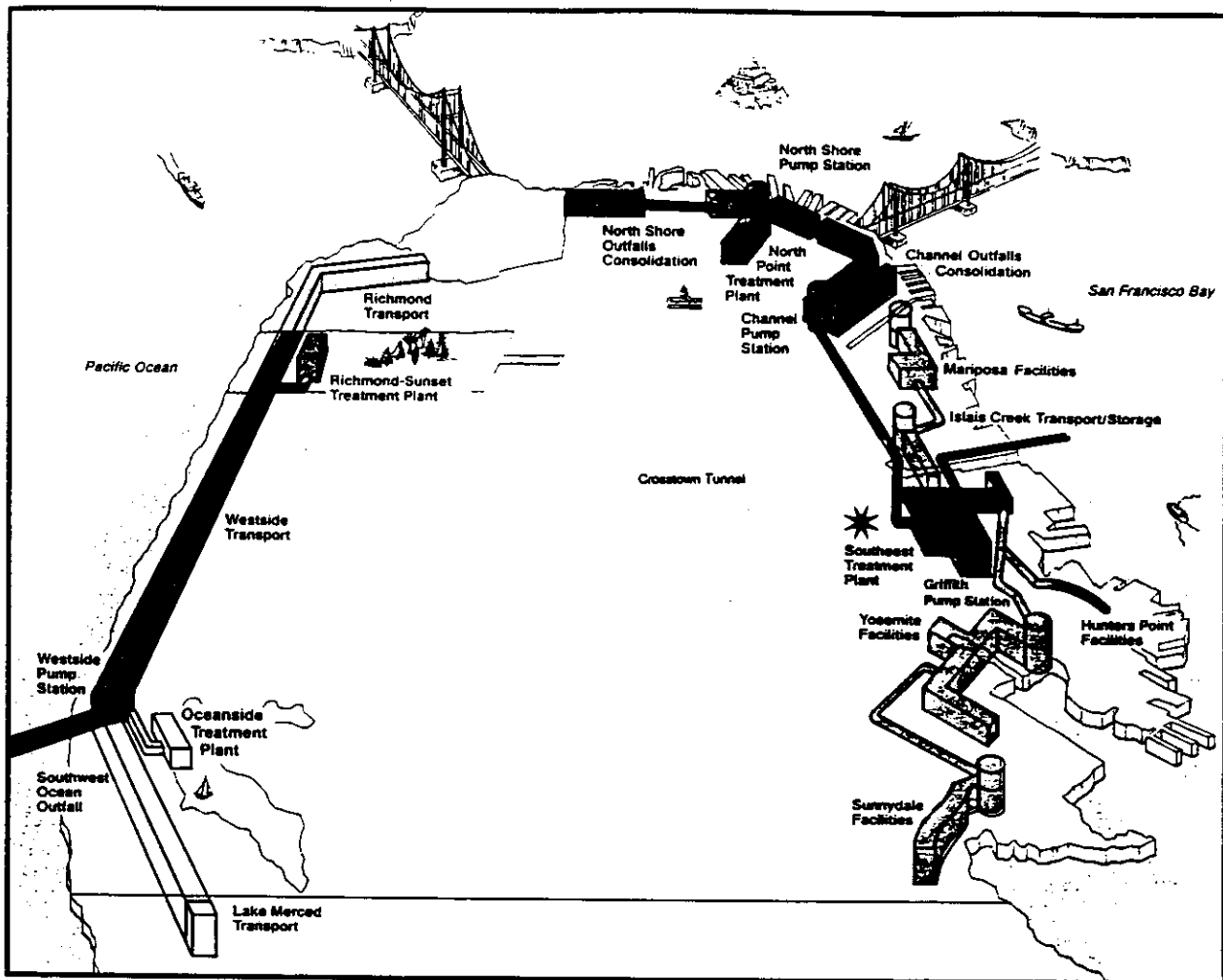
or BGY). During wet weather, whenever rainfall reached .02 inch or more per hour, plant treatment capacity was exceeded. Six BGY of stormwater and untreated sewage flowed into San Francisco bay and the Pacific Ocean at 39 locations. Now, the Southeast Plant (*see below*) has been expanded to include secondary biological treatment and wet weather overflows are being brought under control by the construction of large transport storage facilities along the ocean and bayside waterfront.



Clean Water Program

The third of the City's Master Plans for Wastewater Management was prepared by the City in 1971. The prior plans were in 1899 and 1935. Construction of the first facilities under the latest plan was started in 1975. The Clean Water Program, a division of the City's Department of Public Works, is in charge of this construction. As each element is brought into service, its operation is taken over by the DPW Bureau of Water Pollution Control.





The cost of constructing the Master Plan was estimated in 1980 to be \$2.3 billion. By modifying certain projects, the City was able in 1982 to reduce the overall cost estimate to \$1.4 billion. This assumes construction of all five systems *shown in the chart above*. With completion, an equivalent or better environmental result will be obtained.

In 1982-83, the Bayside Core System - which includes the expanded Southeast Plant - was brought fully into service. The Projects in this \$400 million system are depicted in *red* on the map above. The Bayside System accomplishes 73% of the Master Plan goals.

The \$300 million Southeast area improvements (*orange*) comprises Marine CSO (combined sewer overflow) Facilities, some completed and others scheduled for future construction. On the Bayside, the Yosemite Facilities were completed in summer 1989. Sunnydale Facilities are scheduled for completion in 1991, the Mariposa Facilities in 1992, and Islais Creek Transport/Storage Project in 1996.

Construction of the \$400 million Westside Core System (*green*) was begun in 1981. In 1985, the Westside Transport, Westside Pump Station, and Southwest Ocean Outfall was completed and brought into service using the existing Richmond-Sunset Plant in Golden Gate Park.

Also on the Westside, the Richmond Transport (*orange*) is scheduled for completion in 1994, and Lake Merced Transport (*yellow*) is scheduled for construction in 1990. The two systems totaling \$100 million will complete protection of the City's Pacific Ocean Shoreline.

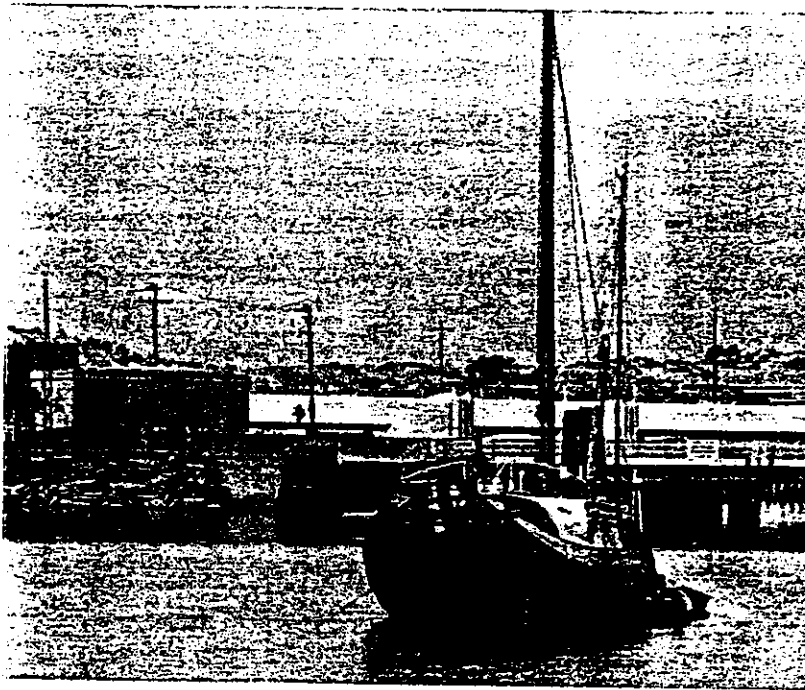
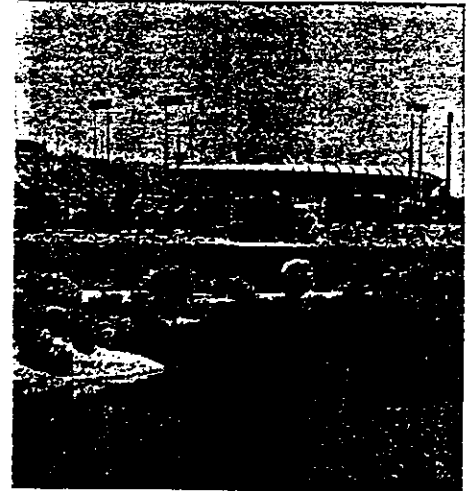
To comply with Federal and State Sewage Discharge Requirements for the Westside district of San Francisco, the City plans to start construction of the Oceanside Wastewater Treatment Plant south of the San Francisco Zoo in late 1989. The Oceanside Plant will be a modern facility capable of providing secondary treatment to the Westside sewage flows. The new plant will have a peak treatment capacity of 43 million gallons a day and will be able to remove 90 percent of the pollutants. The treated effluent will be discharged to the Southwest Ocean Outfall which extends 4.5 miles into the Pacific Ocean. Operation of this \$200 million system will bring the accomplishment of Master Plan goals to 93%.

The Crosstown Ocean Discharge Alternative is currently under study by the Clean Water Program. This provides the City with the alternative of discharging Bayside effluent into the Pacific Ocean rather than San Francisco Bay.

Environmental Benefits

San Francisco bay supports a wide spectrum of uses ranging from vista points, walking and jogging trails, and waterfront shops and restaurants to water contact sports, general boating, sport fishing, shell fishing, commercial shipping and industry. It is a vital regional and national resource.

The single most significant environmental benefit that will be attained by the Master Plan is the provision of secondary treatment to bayside dry weather flows, which has been accomplished by construction of the Southeast Plant. The reason this is the most significant benefit is that dry weather flows are of such great volume and concentration of pollutants. Almost two-thirds of San Francisco's residents and most of its commuters and tourists are found within the two bayside drainage districts that are served by the expanded Southeast Plant. Thirty-one of the City's 39 billion gallons per year of domestic and industrial sewage are therefore collected on the bayside. Secondary treatment removes 90% of the pollutants from that flow, rather than the 50% removed by primary treatment.



A second major environmental benefit that has been realized is the correction of wet weather overflows on the central and north bayside, due to completion of the Bayside Core System. Large transport/storage facilities (concrete tunnels and box sewers ranging from 9 to 20 feet wide and 15 to 45 feet deep) have been constructed from Marina Green on the City's northern waterfront around its perimeter to China Basin and on the southern end near Candlestick Park. These facilities annually capture 50% of the 4 billion gallons per year bayside overflows, or 2 billion gallons per year. Of the remaining 2 billion gallons, 1.1 billion will be captured for treatment once additional transport/storage facilities are constructed in the Islais Creek, the India and South Basin areas.